



HOW

# Planning and Environmental Advisers

## **EXECUTIVE SUMMARY**

### **A HYBRID APPLICATION FOR A LEISURE LED MIXED-USE DEVELOPMENT LAND AT KIRK MILL, CHIPPING ON BEHALF OF SCPI BOWLAND DECEMBER 2013**

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1. This Executive Summary has been prepared by HOW Planning on behalf of SCPI Bowland Limited in support of a leisure led mixed-use development at Kirk Mill, Chipping.
2. A quality hotel with a pub/restaurant will be delivered, with associated facilities such as a gym, kids crèche and wedding chapel. Extensive areas of public open space will be provided, with new walkways and paths. In addition a new trailhead centre will offer a focal point for walkers and cyclists, with associated parking facilities.
3. The development will see the restoration and re-use of the Grade II listed Kirk Mill, which has been vacant, along with the rest of the developed site, since HJ Berry closed in 2010. The mill is in a poor state of repair, despite the efforts of the applicant to maintain it in a secure and watertight condition. It is in need of significant works.
4. The mill sits within the recently extended Chipping Conservation Area, which alongside the listed building, has been fully assessed by the technical reports which accompany the application.
5. Very real and significant benefits will result from the proposal, which will secure the long term future of the mill, and improve the Conservation Area as a consequence of this. The removal of several unsightly buildings, to be replaced by development of the highest quality, befitting of the setting, will deliver an asset for the village.
6. In order to facilitate the delivery of these considerable benefits, funding is required to make the scheme viable. Significant funding will be provided through the receipt obtained from outline planning proposals for a total of 60 residential units. These will deliver 56 homes on Church Raike – The Hive, with 4 self-build plots at Malt Kiln Brow.
7. The receipt will be used to fund the restoration of the mill to be used for an 18 room hotel with pub / restaurant. A viability report has been prepared which demonstrates the direct correlation between the receipt from the housing site,

- and the cost of the works required to bring the mill into an appropriate long-term use.
8. The applicant is firmly committed to the proposal and will be investing significant sums in order to deliver the rest of the site, on the basis that the scheme will, in time, deliver a return on the investment.
  9. The residential development, as specified in the viability report, is fundamental to ensuring the proposal is deliverable. Absent the residential proposal the scheme will not be developed and the status quo will continue with the factory remaining derelict and none of the significant benefits being realised.
  10. The holistic proposal has been tested in this SPS against the National Planning Policy Framework, as well as current and emerging local planning policy. It finds strong support.
  11. The Council cannot demonstrate a deliverable 5 year supply of housing and as such its housing supply policies are to be considered out of date. They can be afforded no weight. The presumption in favour of sustainable development is therefore fully engaged, and in accordance with the NPPF unless adverse impacts would significantly and demonstrably outweigh the benefits, the application should be approved.
  12. The Council should approve the proposal, as it is in full accordance with the objectives of the NPPF. The English Heritage definition of enabling development for delivery of the Mill will be applicable in the event that the Council disagrees and considers the housing as being contrary to policy.
  13. In any event the benefits clearly are significant and harm very limited. The housing is essential to facilitate delivery of the scheme and the viability report is clear that 20% affordable can be provided, which accords with the relevant policy.
  14. The proposal presents a once in a lifetime opportunity for Chipping to provide very significant benefits, the majority of which could not be realised elsewhere in the village, or by other parties. Some of these key benefits are set out below:
    - Restoration of the listed mill and protection in the long term as a viable use;

- Removal of unsightly derelict buildings and replacement with very high quality buildings;
  - New quality facilities for existing and future residents to enjoy;
  - Economic benefits through increased footfall in the village bolstering businesses, and in the region of 100 jobs generated by the proposal;
  - Provision of greater housing choice including affordable;
  - New, much improved cricket facilities delivered through a s106 legal agreement;
  - Improvements to reduce the risk of flooding on-site and in the village; and
  - Strong synergies with the Chipping Village Plan.
15. Encouraging feedback confirms that the majority of local people are in favour of the proposals, which is a strong endorsement and a good example of localism in action. Outright objections have been limited, and primarily relate to traffic concerns and pressure on existing services.
16. Numerous, comprehensive assessments have been carried out, which have informed the proposal and which demonstrate that it is technically robust. Particular attention has been paid to traffic, landscape and visual impact, and heritage considerations.
- 1.1 The Council is encouraged to support the proposal which will see this very beneficial, quality proposal delivered promptly.

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